

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting, August 20, 2004
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room - 9:00 a.m.**

ROLL CALL

ADMINISTRATIVE

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

1. Director's Report to the Commission

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Planning and Environmental Review Board/Action Sheet Report
- Finances and Budget
- GP 2020 Meeting Schedule

CONSENT AGENDA

2. Public Request to be Heard

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

3. Approval of Minutes: July 23, 2004 and August 6, 2004

REGULATORY PROJECTS**4. Rancho L'Abri, Major Use Permit Modification (P79-026W²) for a Time Extension to Allow the Operation to Continue for a Group Care Facility in the Jamul/Dulzura Community Planning Group Area (Bunnemeyer)**

This Major Use Permit Modification request is to extend the existing operation of a group care facility, to serve 40 clients for chemical abuse recovery and treatment. The staffing will consist of 34 personnel during daytime operations on the 73.34-acre site. Existing improvements include four mobilehomes, a residence of approximately 4,000 square feet, a covered exercise room, and a barn. No new construction or development is proposed. The 73.34-acre property is located at 18091 Bee Canyon Road. The General Plan Land Use Designation is (18) Multiple Rural Use and the Zoning is A72 (General Agriculture), which allows the establishment of a group care facility by issuance of a Major Use Permit pursuant to Section 2725.b of the Zoning Ordinance.

5. La Cañada Bed and Breakfast Lodge Major Use Permit, P02-005, Ramona Community Planning Area (Sibbet)

This project is a five-unit bed and breakfast country retreat, which will operate within existing structures that were built prior to 1936 and recently refurbished. No further construction is proposed. The use cannot be classified as a bed and breakfast because the units will be in separate detached structures. Otherwise, the facility will operate as a bed and breakfast pursuant to Section 6156aa. of the Zoning Ordinance. The use is technically classified as a resort pursuant to Section 1545 of the Zoning Ordinance. Approval of a Major Use Permit is required to locate this use within the S88 Zone pursuant to Section 2888a. of the Zoning Ordinance. The General Plan designates this site as (21) Specific Plan Area, but a Specific Plan has not yet been adopted for this area. The project is approximately one mile past the terminus end of Chuck Wagon Road in Monte Vista Ranch.

DISCUSSION/ACTION ITEMS**6. Poway Unified School District General Plan Conformance Finding, GPC 04-21 (Nagem)**

The Poway Unified School District is proposing construction of a 2,250-student high school on a site located within the 4S Ranch Specific Plan Area. The entire site is 62.46 acres in size, 21.79 acres are within the County of San Diego and the remaining 40.67 acres are within the City of San Diego. This high school site was originally identified in the 4S Ranch Specific Plan that was adopted by the Board of Supervisors on November 4, 1998. In order to promote the safety of

pupils and comprehensive community planning, the State Public Resources Code (Section 21151.2) requires the District to submit sites for review by the Planning Agency to ensure that the proposed use is consistent with public planning policies. The proposed construction is subject to review for General Plan conformance relative to its purpose, location and extent (Government Code Section 65402). The Department of Planning and Land Use has determined that the proposed construction is in conformance with the San Diego County General Plan.

ADMINISTRATIVE

7. Report on actions of Planning Commission's Subcommittees.
8. Designation of member to represent Commission at Board of Supervisors.
9. Discussion of correspondence received by Planning Commission.

DEPARTMENT REPORT

10. Scheduled Meetings.

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DEPARTMENT REPORT

10. Scheduled Meetings

September 3, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 1, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 15, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 29, 2004	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 5, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 3, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

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ADJOURNMENT

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.